
What is Relocation Assistance?

Relocation assistance provides funds to municipalities and county welfare boards to help individuals or families that are forced to move from their homes with relocation costs. Some of these costs include moving expenses and down payment assistance on new rentals units for the purchase of a home.

The program can also offer a dislocation allowance, which provides other funds for the inconvenience imposed on those that are forced to move.

Why Would I Need Relocation Assistance?

You can be forced to move from your home because of something called a “governmental action.” This is when any unit of local or state government, or a publicly-funded entity (like private developers using public money) require you to move. You can be forced to move because of:

- Government acquisition programs (property that is acquired for a public purpose)
- The need for rehabilitation caused by code violations
- Code enforcement activities and certain provisions under the Amended Eviction Law

For more information about the Amended Eviction Law, which outlines the details of Governmental Actions, visit www.nj.gov/dca/dhcr.

If you are forced to move because of a governmental action, you are legally entitled to certain payments and benefits called relocation assistance.

Who is Eligible for Relocation Assistance?

Individuals and families that are displaced by the governmental actions listed above are eligible to receive relocation assistance payments.

The Relocation Assistance Program provides funds to any state agency, local government or publicly-funded entity that anticipates a need to cause displacement. The funds are then distributed to the individuals or families based on your needs created by the move.



DCA's Division of Housing and Community Resources is committed to building neighborhoods. Working with nonprofit organizations, private developers and the NJ Housing and Mortgage Finance Agency (HMFA), the Division is responsible for grant and loan programs that promote economic and community development through housing and other support services.



James E. McGreevey
Governor



Susan Bass Levin
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Relocation Assistance: Helping New Jersey's Families Live in Safer Places



James E. McGreevey
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Greetings from Governor McGreevey & Commissioner Levin

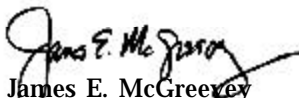
In an ongoing effort to ensure all New Jersey residents are in safe living environments, the Department of Community Affairs' (DCA) Division of Housing and Community Resources provides help through the Relocation Assistance Program to those who are faced with a situation where they must leave their home because it is no longer safe.

If you are faced with that situation, Relocation Assistance can help. In fact, just last year, the Relocation Assistance Program helped 22 families move out of their unsafe homes and find better places to live.

The Relocation Assistance Program is more than just providing resources to help you move. It's about creating a safer environment for you and your family live. If you can't stay where you are, we will help you find a safer, better place to be.

We encourage to read more about the Relocation Assistance Program and how it can help you.

With all good wishes,


James E. McGreevey
Governor


Susan Bass Levin
Commissioner

What Kind of Payments are Made?

The Relocation Assistance Program addresses the financial burden that comes with being forced to move. The program offers the following types of funds for the agency to distribute to help make the move easier.

Emergency payments of \$500 are made for interim housing if you are forced to vacate your unit immediately due to an imminent hazard order

Moving Expense Payment of up to \$500, which includes

- Actual moving costs OR
- A \$200 dislocation allowance plus a fixed moving expense based on the number of rooms you have to pack and move

Replacement Housing Payment for tenants also is available to eligible participants. This allows tenants up to \$1,333 per year for no more than three years to meet rental expenses OR up to \$4,000 toward the minimum down payment and closing costs for the purchase of a replacement unit.

IMPORTANT! What to do if You are Forced to Move

It's important to follow the following steps if you are being forced to move.

- Do not move until you contact your relocation officer
- If you locate replacement housing or accommodations on your own, call your relocation officer for a free inspection – If the standards are not met you may lose your relocation benefits
- You must file your benefits within 12 months of the notice to vacate
- Upon filing for benefits, you should be ready to move

How Soon Will I Have to Move?

You will be given time to make plans for moving unless there is an immediate need for your property or if your occupancy poses health or safety risks.

If you are required to vacate under certain sections of the Amended Eviction Law, you are not required to move until your relocation officer notifies you that the courts have issued a warrant for possession of your property.

For more information about the Amended Eviction Law, you can visit www.nj.gov/dca/dhcr.

Who Will Make the Payments? When Will I Receive the Payments?

Displacing agencies, like the governmental unit that notified you to relocate, will provide your relocation assistance payments. Funds usually are available once you move to a comparable standard replacement home.

IMPORTANT! Payments are made on a reimbursement basis and you must take steps to recover relocation costs. Be sure to save all of your receipts!

What if I Think I'm Entitled to More Assistance Than I was Given?

If you disagree with the agency's decision concerning your right to a relocation payment or the amount of the payment, you can appeal the decision to the Division of Housing and Community Resources, Office of Relocation Assistance, which will review the matter and issue findings. The matter may be referred to the Office of Administrative Law and the final decision rests with the commissioner of the Department of Community Affairs. No attorney is required for this procedure. Your appeal must be in writing and include a copy of all correspondence with the unit of government that notified you to vacate.